

OPINION OF TITLE

To: City of Miami Beach

With the understanding that this Opinion of Title is furnished to the City of Miami Beach, as inducement for acceptance of a Utility Easement Agreement For Water Meter And Related Meter Box Declaration of Use and a Utility Easement Agreement For Sanitary Sewer Clean-Outs (the "Easements"), it is hereby certified that I have examined a complete Title Commitment covering the period from the beginning to the 17th day of April, 2020 at the hour of 11:00, inclusive, of the following described property:

See Exhibit "A" attached hereto and made a part hereof.

I am of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in:

ARRP 1600 Alton, LLC, a Florida limited liability company
1212 Lincoln, LLC, a Florida limited liability company
Wells Fargo Bank, N.A.

I am of the Opinion, that pursuant to the Declaration of 1212 Lincoln Road Condominium Association, recorded in Official Records Book 31786, Page 3233, of the Public Records of Miami-Dade County, Florida, as modified by the Corrective Amendment recorded in Official Records Book 31798, Page 3194, of the Public Records of Miami-Dade County, Florida, 1212 Lincoln Road Commercial Condominium Association, Inc., a Florida not for profit corporation, is authorized to execute the Easements, and bind the property owners set forth above, and the signature block for 1212 Lincoln Road Commercial Condominium Association, Inc., is as follows:

**1212 LINCOLN ROAD COMMERCIAL CONDOMINIUM ASSOCIATION, INC.
A Florida not for profit corporation**

By: _____
Name: David B. Smith
Title: President

Subject to the following encumbrances, (If "none" please indicate):

1. **RECORDED MORTGAGES:**

Therefore, it is my opinion that the following party(ies) must join in the proffered document in order to make it valid and binding on the lands described herein.

<u>Name</u>	<u>Interest</u>
Truist Bank, successor by merger to Suntrust Bank	Mortgage, Assignment of Rents, Security Agreement and Fixture Filing executed by 1212 Lincoln, LLC, and ARRP 1600 Alton, LLC, Mortgagor, in favor of Suntrust Bank, Mortgagee or Lender, dated

June 3, 2019, recorded June 4, 2019 in Official Records Book 31470,
Page 91, of the Public Records of Miami-Dade County, Florida

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable document.

2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGEMENTS:

None

3. GENERAL EXCEPTIONS:

- (a) All taxes or assessments for the year 2020 and all subsequent years.
- (b) Rights of parties in possession other than the above owners.
- (c) Facts that would be disclosed by an accurate survey of the Property.
- (d) Easements or claims of easements, not shown by the public records.
- (e) Any unrecorded laborer's, mechanics' or materialmen's liens and municipal liens.
- (f) Zoning and other restrictions imposed by governmental authority.
- (g) Taxes or special assessments which are not shown as existing liens by the public records.

4. SPECIAL EXCEPTIONS:

- (a) (b)Dedications on the Plat of COMMERCIAL SUBDIVISION, THE ALTON BEACH REALTY COMPANY, as recorded in Plat Book 6, Page 5.
- (b) Terms, conditions and provisions of the Order of the Design Review Board of the City of Miami Beach, Florida, recorded September 8, 2015 in Official Records Book 19768, Page 3819, and the Supplemental Order recorded in Official Records Book 29768, Page 3822.
- (c) Terms, conditions and provisions of the Conditional Use Permit issued by the Planning Board of the City of Miami Beach, Florida, recorded October 20, 2014 in Official Records Book 29355, Page 2251.
- (d) Terms, conditions and provisions of the Supplemental Order of the Design Review Board of the City of Miami Beach, Florida, recorded October 20, 2014 in Official Records Book 29355, Page 2251, and the Final Order dated October 7, 2014 referred to therein.
- (e) Unity of Title in favor of the City of Miami Beach recorded February 2, 2015 in Official Records Book 29485, Page 3745.

- (f) Terms, conditions and provisions of the Order of the Design Review Board of the City of Miami Beach, Florida, DRB File No. 23078 recorded October 20, 2014 in Official Records Book 29359, Page 3320, and the Supplemental Order recorded in Official Records Book 29768, Page 3822.
- (g) Terms, conditions and provisions of the Order of the Design Review Board of the City of Miami Beach, Florida, DRB File No. 0416-0015 recorded July 12, 2016 in Official Records Book 30148, Page 1111.
- (h) Terms, conditions and provisions of the Order of the Design Review Board of the City of Miami Beach, Florida, DRB 16-0090 (A.K.A. DRB 0416-0015) recorded February 13, 2017 in Official Records Book 30419, Page 4057.
- (i) Terms, conditions and provisions of the Order of the Design Review Board of the City of Miami Beach, Florida, DRB 0416-0015 recorded October 10, 2017 in Official Records Book 30712, Page 965.
- (j) Terms and provisions of the Conditional Use Permit recorded February 22, 2019 in Official Records Book 31336, Page 150.
- (k) Non-Exclusive Easement to Florida Power & Light Company, its affiliates, licensees, agents, successors and assigns, recorded April 12, 2019 in Official Records Book 31402, Page 854.
- (l) Terms, conditions and provisions of the Modified Order of the Design Review Board of the City of Miami Beach, Florida, DRB18-0337, recorded October 2, 2019 in Official records Book 31631, Page 1021, as modified in Official Records Book 31631, Page 1241, and modified in Official Records Book 31631, Page 1117, and modified in Official Records Book 31631, Page 1140, and modified in Official Records Book 31631, Page 1301, and modified in Official Records Book 31631, Page 1525, and corrected and modified in Official Records Book 31700, Page 651, corrected and modified in Official Records Book 31700, Page 687, and corrected and modified in Official Records Book 31700, Page 697, and corrected and modified in Official Records Book 31700, Page 708, and corrected and modified in Official Records Book 31700, Page 718, and corrected and modified in Official Records Book 31700, Page 728, and corrected and modified in Official Records Book 31700, Page 739.
- (m) Easement Agreement between ARRP 1600 Alton, LLC, and 1212 Lincoln, LLC, recorded January 17, 2020 in Official Records Book 31784, Page 2711.
- (n) All the covenants, conditions, restrictions, easements, assessments and possible liens, terms and other provisions of DECLARATION OF 1212 LINCOLN ROAD COMMERCIAL CONDOMINIUM, and Exhibits thereto (submitting Phase 1 to condominium ownership), recorded in January 21, 2020 in Official Records Book 31786, Page 3233, as modified by the Corrective Amendment recorded in Official Records Book 31798, Page 3194, of the Public Records of Miami-Dade County, Florida, including, but not limited to one or more of the following: provisions for private charges or

assessments; liens for liquidated damages; and/or option, right of first refusal or prior approval of a future purchaser or occupant. A portion of the limited common elements for Phase 2 appear to be located within the boundaries of the Phase 1 legal description.

- (o) Restrictive Covenant Agreement by 1212 Lincoln, LLC "Developer" recorded January 22, 2020 in Official Records Book 31788, Page 3186.
- (p) Declaration of Restrictive Covenants and Maintenance Agreement by 1212 Lincoln Road Commercial Condominium Association, Inc., recorded April 15, 2020 in Official Records Book 31898, Page 2375.

All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

[SEE NEXT PAGE FOR EXECUTION]

Respectfully submitted this 27th day of May, 2020.

GREENBERG TRAURIG, P.A.

By: [Signature]
Steven E. Goldman
Florida Bar No. 0259543
333 SE 2nd Avenue
Miami, Florida 33131
(305) 579-0500

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me, by means of ✓ physical presence or online notarization, this 27 day of May, 2020 by Steven E. Goldman, who is personally known to me.

[Signature]

Notary Public, State of Florida
Commission No. _____
My Commission Expires: _____

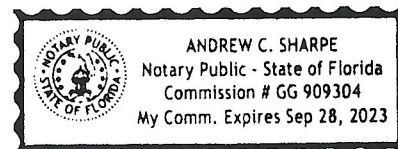


EXHIBIT "A"
Legal Description

(SEE NEXT PAGE)

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

PROJECT NUMBER : 8101-16

CLIENT :
1212 LINCOLN, LLC

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

A PORTION OF LOT 3, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS A STRIP OF LAND TEN (10) FEET WIDE, THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE NORTH 00°00'00" EAST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 14.50 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 6.50 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

THE SIDE LINES OF THESE EASEMENTS ARE TO BE SHORTENED OR LENGTHENED, SO AS TO INTERSECT THE RELEVANT LOT, BLOCK, TRACT, BUILDING OR EASEMENT LINES.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	02/13/20	----	AM	REC

LAND
DESCRIPTION &
SKETCH FOR
10' WATER LINE
EASEMENT

PROPERTY ADDRESS :
1600-1624 ALTON ROAD

SCALE: N/A

SHEET 1 OF 3

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

PROJECT NUMBER : 8101-16

CLIENT :
1212 LINCOLN, LLC

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

A PORTION OF LOTS 3 AND 4, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS A STRIP OF LAND TEN (10) FEET WIDE, THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4;

THENCE SOUTH 00°00'00" WEST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 45.60 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 6.50 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

THE SIDE LINES OF THESE EASEMENTS ARE TO BE SHORTENED OR LENGTHENED, SO AS TO INTERSECT THE RELEVANT LOT, BLOCK, TRACT, BUILDING OR EASEMENT LINES.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF LOT 7, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS A STRIP OF LAND TEN (10) FEET WIDE, THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE NORTH 00°00'00" EAST ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 19.40 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 6.50 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

THE SIDE LINES OF THESE EASEMENTS ARE TO BE SHORTENED OR LENGTHENED, SO AS TO INTERSECT THE RELEVANT LOT, BLOCK, TRACT, BUILDING OR EASEMENT LINES.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	02/13/20	----	AM	REC

LAND
DESCRIPTION &
SKETCH FOR
10' SEWER LINE
EASEMENT

PROPERTY ADDRESS :
1600-1624 ALTON ROAD

SCALE: N/A

SHEET 1 OF 3